



# Grafton Conservation Commission

## MINUTES of the GRAFTON CONSERVATION COMMISSION

October 20, 2015

7:00 p.m.

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A meeting of the Grafton Conservation Commission was held in the Finance Committee Meeting Room of the Grafton Municipal Center on October 20, 2015. Present were: Heather Trudell, Peter Finn, Kathleen Theoharides, Conservation Agent Maria Mast, and Conservation Assistant Leah Cameron. Absent were Co-Chairpersons Sandra Brock and John Wilson.

Peter Finn opened the public meeting at 7:06 p.m.

**DEP #164-857 / WP #692 – 188 Worcester Street – Ray Therrien** – The applicant lost the original Order of Conditions and was seeking a solution for recording purposes. Heather Trudell made a motion, seconded by Kathleen Theoharides, to issue new originals for recording purposes for 188 Worcester Street. The motion carried unanimously.

**September 15, 2015 Meeting Minutes** – Kathleen Theoharides made a motion, seconded by Peter Finn, to accept the September 15, 2015 meeting minutes as written. Heather Trudell was absent from the September 15, 2015 meeting and thus recused herself.

**Discussion Item – 24 Cortland Way** – The Conservation Agent informed the Commission that a professional erosion control plan has been submitted to the office for 24 Cortland Way, per the Commission's request, and that she has approved the plan. This plan should lead the site back into compliance with Grafton's Stormwater Management Bylaw. The developer is slowly working towards implementing the plan. Hydroseeding and silt fence installation are supposed to occur within a week.

**Application for Stormwater Management Bylaw Permit # 15-003 – Casa Builders & Developers Corp. – 4 Grist Mill Road & 102 Pleasant Street (Assessor's Map 97, Lot 22A and Assessor's Map 98, Lot 2)** – The applicant is proposing the construction of a 10-lot residential subdivision consisting of single family dwellings. The applicant is currently working with the Planning Board and has not updated the Conservation Commission on the status of the project for a month. Due to the lack of a response from the applicant, the hearing was not advertised on the agenda for this meeting and thus will need to be readvertised if the applicant elects to reopen it.

**Discussion Item – Hennessey II** – The Commission reviewed a letter drafted by the Conservation Agent to the Board of Selectmen regarding Hennessey II and its future use. Heather Trudell suggested adding attachments to the letter, such as: a letter of support for preserving the property from the Natural Heritage and Endangered Species Program (NHESP), a map showing the designated Area of Critical Environmental Concern (ACEC) on the property, and an excerpt from the Open Space and Recreation Plan if it mentions this property. Peter Finn would like to add to the letter that town sewer is not currently in place in this location. He also asked if it was reflected in the Town Meeting minutes when the property was purchased that it was being purchased for recreation purposes. Conservation Staff did not find this statement in the Town Meeting minutes where the appropriation was approved.

**7:15 p.m. – DEP File # 164-904 - NOI, Application for Grafton Wetlands Bylaw Permit # 737, Application for Stormwater Management Bylaw Permit #15-006 – Town of Grafton – 4 & 6 Upton Street (Assessor's Map 74, Lots 89 & 90) –** The applicant proposed the construction of a super park with access driveway, parking, and utilities within resource areas. Norman Hill of Land Planning, Inc. represented the applicant. Arthur Allen of EcoTec, Inc. reviewed the delineated wetland boundary two years ago on behalf of the Commission. The project is proposed in two phases and remains outside of the 25 foot no disturb zone. Pervious pavement is proposed for the site, which requires less salting in the winter but needs to be vacuumed periodically. Peter Finn asked if the proposed stockpile could be moved to the back of the lot. Norman Hill stated that this is possible but more tree clearing would need to be done. Kathleen Theoharides asked if the proposed splash park would drain to the sewer system. Norman Hill said that it would. The Commission mentioned the potential for a rain garden on site, as well as signs to mark the 25 foot no disturb zone. The Commission is awaiting the results of a peer review of the project. The Conservation Agent asked if the site was located within potential habitat of the long eared bat, which is now federally listed as an endangered species. Heather Trudell made a motion, seconded by Kathleen Theoharides, to continue the public hearing for 4 & 6 Upton Street to November 3, 2015. The motion carried unanimously.

**7:30 p.m. – DEP File #164-905 – NOI, Application for Grafton Wetlands Bylaw Permit #738, Application for Stormwater Management Bylaw Permit #15-007 – Peter Houlden – 41 Wesson Street (Assessor's Map 22, Lot 30) –** The applicant proposed tree clearing for agricultural use within resource areas. Some clearing had previously taken place within the buffer zone. Additional clearing is proposed within the buffer zone up to the 25 foot no disturb zone. The Commission set four special conditions in addition to the standard conditions. First, a permanent 35 foot buffer zone is to be maintained along the upland border of the wetlands on the site. If this area has been cleared previously, grass is to be established as the buffer. If this area has not yet been cleared, it is to remain undisturbed as the buffer. Second, no stockpiling shall occur within the buffer zone. Third, a gravel construction tracking pad shall be installed at the north end of the access driveway prior to the commencement of land clearing activities. Fourth, the land clearing must be staged so that the whole site is not exposed simultaneously. The Commission determined that no disturb boundary signs are not necessary. The Conservation Agent requested that the applicant call the office to schedule a pre-construction site visit. Heather Trudell made a motion, seconded by Kathleen Theoharides, to close the public hearing and issue the Order of Conditions for 41 Wesson Street with the above-mentioned special conditions. The motion carried unanimously.

**7:45 p.m. – Request for Determination of Applicability – Washington Mills North Grafton, Inc. – 19 Mill Street (Assessor's Map 27, Lot 16) –** The applicant proposed the construction of a new loading dock within the buffer zone to the bank. The applicant requested that the Commission determine whether the area and/or the proposed work are subject to the Wetlands Protection Act and/or the Grafton Wetlands Protection Bylaw. Steven Balcewicz of B. C. Engineering & Survey, Inc. presented the project to the Commission. He proposed expanding the existing loading dock to 29.5 (twenty nine point five) feet by 11 (eleven) feet, removing a retaining wall, and regrading a small area next to the dock. The loading dock is located in an area that is already paved so the amount of impervious surface will not change. The Commission set special conditions for the soil that is removed for footings to be placed outside of the 100 foot buffer zone and for an impervious concrete washout to be utilized on site when the concrete is poured. Hay bales and silt fence were proposed for erosion control. The Commission set the special condition that straw be used in place of hay. Heather Trudell made a motion, seconded by Kathleen Theoharides, to issue a negative determination for 19 Mill Street with the above-mentioned special conditions. The motion carried unanimously.

Heather Trudell made a motion, seconded by Peter Finn, to adjourn at 8:11 PM. The motion carried unanimously.

**Documents discussed located in the Conservation Commission office:**

Order of Conditions, Wetlands Bylaw Permit, and new originals for 188 Worcester Street

Plan for 24 Cortland Way

Application for Stormwater Management Bylaw Permit #15-003

Draft letter to Board of Selectmen re: Hennessey II

Notices of Intent, Applications for Wetlands Bylaw Permits, & Applications for Stormwater Management Bylaw Permits for:  
4 & 6 Upton Street & 41 Wesson Street

Order of Conditions, Wetlands Bylaw Permit, & Stormwater Management Bylaw Permit for 41 Wesson Street

Request for Determination of Applicability & Determination of Applicability for 19 Mill Street

Meeting Minutes of September 15, 2015

Agent's Report to the Commissioners dated October 20, 2015

Minutes drafted by Leah Cameron

Approved on November 3, 2015